047.0	0007	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	818,500 / 818,500
					USE VALUE:	818,500 / 818,500
					ASSESSED:	818,500 / 818,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
86		HAMLET ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHEUNG ANNE E &
Owner 2:	CHEUNG MAN CHING
Owner 3:	
Street 1:	86 HAMLET ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SCOTT THOMAS/MARY -
Owner 2:	-
Street 1:	86 HAMLET ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,660 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Wood Shingle Exterior and 1802 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4660.000	370,700		447,800	818,500
Total Card	0.107	370,700		447,800	818,500
Total Parcel	0.107	370,700		447,800	818,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 454.22 | /Parcel: 454.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 33788

GIS Ref

GIS Ref

Insp Date 12/07/18

!4031!

PREVIOUS ASSESSMENT

Parcel ID 047.0-0007-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	370,800	0	4,660.	447,800	818,600	818,600	Year End Roll	12/18/2019
2019	101	FV	272,000	0	4,660.	475,800	747,800	747,800	Year End Roll	1/3/2019
2018	101	FV	272,000	0	4,660.	347,100	619,100	619,100	Year End Roll	12/20/2017
2017	101	FV	272,000	0	4,660.	302,300	574,300	574,300	Year End Roll	1/3/2017
2016	101	FV	210,400	0	4,660.	257,500	467,900	467,900	Year End	1/4/2016
2015	101	FV	205,400	0	4,660.	251,900	457,300	457,300	Year End Roll	12/11/2014
2014	101	FV	205,400	0	4,660.	207,100	412,500	412,500	Year End Roll	12/16/2013
2013	101	FV	205,400	0	4,660.	197,000	402,400	402,400		12/13/2012

PRINT

Date	Time
12/10/20	19:07:27

LAST REV

Date	Time
10/09/19	11:02:48
apro	
4031	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCOTT THOMAS/MA	65542-261		6/15/2015		630,000	No	No		
DEE CLAIRE F/TR	53865-551		11/19/2009		409,000	No	No		
	29769-214		2/8/1999	Convenience	1	No	No		N

USER DEFINED

Prior Id # 1:	33788
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2018	Inspected	PH	Patrick H
11/27/2018	MEAS&NOTICE	CC	Chris C
4/28/2016	Sales Review	PT	Paul T
4/17/2009	Meas/Inspect	372	PATRIOT
2/29/2000	Measured	270	PATRIOT
11/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4660		Sq. Ft.	Site		0	80.	1.20	1									447,841						447,800	

Total AC/HA: 0.10698 | Total SF/SM: 4660 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 447,841 | Spl Credit | Total: 447,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	167.046
Other Features:	107633
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	415599
Depreciation:	44885
Depreciated Total:	370714

COMMENTS

UAT UNFINISHED.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

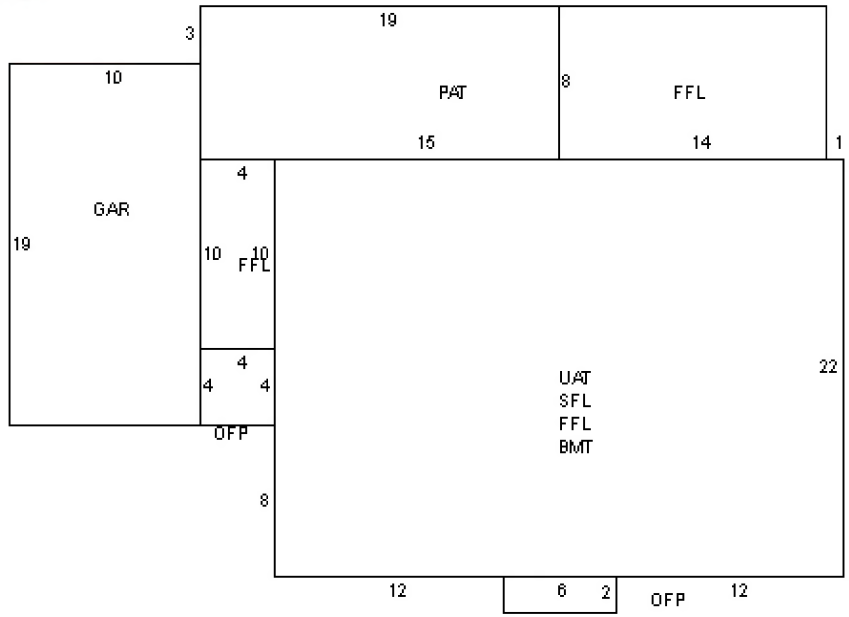
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	167.05
Special Features:	0	Val/Su Net:	139.00
Final Total:	370700	Val/Su SzAd	251.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	812	167.050	135,641
BMT	Basement	660	66.400	43,824
SFL	Second Floor	660	167.050	110,250
GAR	Garage	190	27.870	5,296
UAT	Upper Attic	165	66.820	11,025
PAT	Patio	152	4.670	710
OFP	Open Porch	28	43.560	1,220

Net Sketched Area:	2,667	Total:	307,966
Size Ad	1472	Gross Are	3162	FinArea	1802
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

047.0-0007-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	